



City of Somerville

URBAN DESIGN COMMISSION

City Hall 3rd Floor, 93 Highland Avenue, Somerville MA 02143

DECEMBER 22, 2020 MEETING MINUTES

This meeting was conducted via remote participation on GoToWebinar.

NAME	TITLE	STATUS	ARRIVED
Sarah Lewis	Co-Chair	<i>Present</i>	
Cortney Kirk	Designated Co-Chair	<i>Present</i>	
Frank Valdes	Member	<i>Present</i>	
Deborah Fennick	Member	<i>Present</i>	
Andrew Arbaugh	Member	<i>Present</i>	

The meeting was called to order by Co-Chair Sarah Lewis at 6:01pm and adjourned at 6:39pm. As authorized by the Somerville Zoning Ordinance, Co-Chair Luisa Oliveira designated Cortney Kirk to serve as Co-Chair in her place for this meeting.

GENERAL BUSINESS: Meeting Minutes Approval

The Commission approved the minutes from October 13, 2020 and October 27, 2020.

PUBLIC MEETING: **371 Highland Avenue**

(Continued from November 3, 2020)

Will Chalfant of Khalsa Design presented the updated building design. Mr. Chalfant noted that the trash room has been revised; the cornices have been redesigned with a more subtle treatment with frames defining the units and the residential entrance; the sizes of the windows now coordinate with the storefront and disguising the garage entry; modifications have been made to the elevations facing Highland Street; and the rear of the building has been simplified with more masonry.

Mr. Valdes asked if all the windows will have sills, like the ones depicted in the rendering. Mr. Chalfant confirmed that all the windows will have sills.

Ms. Fennick asked about the brick selection being used, as half of the building looks like a different color brick. Mr. Chalfant confirmed that the intent was to use different colors; colonial red brick on the left side and brownish-tan brick on the right side. He suggested that the applicant team submit a material board for review at a later date.

Mr. Valdes questioned the positioning of any exhausts or vents on the front or side of the building, specifically on Highland Ave and West Street. Mr. Chalfant confirmed that it is the intent to place all exhausts and vents on the roof or at the rear of the building.

The Commission Members and the Mr. Chalfant discussed how to unify the look of the entire building by possibly continuing the cornice across all the different sections of the design. The applicant agreed to reconfigure the design to create one cohesive look.

The Commission reviewed the design guidelines for the MR4 zoning district to confirm that each was satisfied by the proposed design.

Following a motion by Mr. Arbaugh, seconded by Mr. Valdes, the Commission voted unanimously (3-0) to approve the proposal; with the exception of conditions j, q, and s as they are not applicable; and with the recommendation of adding conditions regarding a materials review and placement of exhausts/vents.

RESULT:	Recommended
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NOTICE: These minutes constitute a summary of the votes and key discussions at this meeting. To review a full recording, please contact the Planning & Zoning Division at planning@somervillema.gov.